

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
TUESDAY MAY 26,2015

CONVENE: 7:01 P.M.

FLAG SALUTE: Vice President Alvarez led the flag salute.

ROLL CALL: Present: President Henneberry, Vice President Alvarez and
Board Members Burton, Knox White, Köster and Zuppan (Arrived 7:
10 P.M).
Absent: Board Member Tang.

AGENDA CHANGES AND DISCUSSION:

Mr. Andrew Thomas, City Planner, requested to combine items 7-B, 7-C and 7-D into one agenda item. President Henneberry approved the change.

ORAL COMMUNICATIONS: None

CONSENT CALENDAR: None

REGULAR AGENDA ITEMS:

7-A PLN15-0092- 2810 Harbor Bay Parkway-Applicant: FME Architecture & Design for SRM Ernst. An amendment to Final Development Plan No. PLN07-0061 and Design Review to construct an approximately 22,868 square foot two-story building in the location of two previously approved 10,400 square foot two-story office buildings. The project is located on a 2.05 acre site at 2810 Harbor Bay Parkway. The proposed project is Categorically Exempt Pursuant to CEQA Guidelines 15332 Infill Development Projects

Mr. Henry Dong, representing City Staff, made the presentation.

President Henneberry asked Mr. Thomas about any Sunshine Ordinance issues surrounding the project. Mr. Thomas explained that the additional conditions of approval were added in response to citizen concerns.

Mr. Thomas introduced Mr. Joe Ernst, project applicant.

Mr. Ernst gave an update on the project since it was approved in 2008. He introduced Mr. Rob Doud, of McGuire and Hester.

Mr. Doud expressed his excitement to move his company to Alameda.

There were no public comments.

Board Member Knox White said that he appreciated a change made to the plans that included bicycle parking for employees at the site.

Board Member Zuppan said that the design of the building was attractive and preserved the view corridor in the area.

President Henneberry, Vice President Alvarez and Board Members Burton and Köster all said they liked the project.

Board Member Knox White motioned to approve the proposal with the two presented conditions. Vice President Alvarez seconded the motion. The motion carried, 6-0.

7-B Del Monte Master Plan Six Month Review.

7-C Development Plan and Design Review for a 31-Unit affordable Housing Development. Applicant: TL Partners I, LP and City of Alameda Housing Authority (PLN15-0185). A development plan and design review application to construct 31 affordable, multi-family rental units, parking and landscaping on an approximately .81 acre site within the MX Zoning District located on the northeast corner of Buena Vista Avenue and Sherman Street within the Del Monte Master Plan planning area.

7-D Tentative Subdivision Map Application PLN15-0165-1501 Buena Vista Avenue. (Del Monte.) Applicant: TL Partners I, LP/Tim Lewis Communities. A proposed Tentative Map application for a 7-lot subdivision on 11.06 acres to implement the 2014 Del Monte Master Plan at 1501 Buena Vista Avenue (APN: 072-0384-004).

Mr. Thomas clarified that he would present all three agenda items at once.

Mr. Thomas introduced Mr. Mike O'Hara, of Tim Lewis Communities. Mr. O'Hara gave a brief presentation. He introduced Ms. Victoria Johnson, director of development at the City's Housing Authority.

Ms. Johnson explained how the Housing Authority manages affordable senior housing in Alameda. She said that the City needs affordable housing units in order for senior citizens to remain in Alameda.

Mr. William Duncanson, of BAR Architects, gave some context to the affordable housing project being presented tonight, and how it fits into the larger Del Monte project.

Board Member Burton asked for a color and material board. Mr. Duncanson apologized for not having a material sample at the meeting.

Mr. Thomas added that staff would bring a sample to a future meeting.

Board Member Zuppan asked Mr. Thomas about how the City counted available parking spaces, and if a parking count would include weekends and use of Jean Sweeney Park.

Mr. Thomas explained that staff focused on nighttime parking in order to differentiate between residents and day visitors to the area.

Board Member Zuppan asked if there was a way to conduct a study of both overnight and weekend parking, and asked how parking at the senior housing complex would be enforced.

Ms. Johnson explained that residents are entitled to obtain a decal in order to park their cars. There will also be designated visitor spaces and loading zones at the site.

Board Member Zuppan asked Ms. Johnson about parking situation in other Housing Authority projects.

Ms. Johnson explained how she and the architect agreed on a set number for accessible parking spaces.

Board Member Zuppan asked Mr. Thomas about a landscaping plan.

Mr. Duncanson clarified that the site plan includes the landscaping plan for the area.

Board Member Knox White asked Mr. Thomas if residents would have access to the TDM programs.

Mr. Thomas replied in the affirmative.

Ms. Johnson added that there would be paratransit services specifically for senior

residents.

Vice President Alvarez asked Mr. Thomas if the City could impose eminent domain on the property. Mr. Thomas replied in the affirmative, but said that the process is an expensive one. The City's approach with Wind River and Pennzoil has been to proceed with a straightforward negotiation without the use of eminent domain.

The Board opened public comment.

Vice President Alvarez made a motion to limit speakers' time to three minutes. The motion was not seconded.

Ms. Kari Thompson, of the Alameda Chamber of Commerce, said she was excited for the project. The senior housing market is badly underserved in Alameda.

Ms. Rosemary Reilly, from Alameda Meals on Wheels, said that seniors need more affordable housing in Alameda. She said that her organization has volunteers who deliver meals in Housing Authority buildings, and she said that she was excited that there would be more units for seniors who desire affordable housing in Alameda.

Mr. Arthur Lenhardt, resident, spoke in favor of the project.

Mr. Mark Sorensen, president of Alameda Meals on Wheels, said that it was heartbreaking to see seniors who could not afford to live in Alameda. He called the project thoughtful and inclusive, and urged its approval.

Mr. Rion Cassidy, resident, said that he counted residences and parking spaces in the area. He said that there are between 2.7 and 3.3 parking spaces per resident in the neighborhood. The increased number of cars that could come as a result of the project could be disastrous for the City as a whole. He also wondered if the City was negotiating with Wind River, and called eminent domain an expensive and unnecessary procedure.

Ms. Audrey Lord-Hausman said that she was an advocate for senior housing, but said that she was concerned about placing bathtubs in the units, which could be dangerous for seniors and people with disabilities. She said that she hoped that this project was the first of many more senior housing units in Alameda. She added that there are many seniors who want to stay in Alameda, but cannot afford to remain here.

Mr. Jon Spangler, representing the Alameda Renter's Coalition, said that there are far more people who are looking for senior housing than there is demand on the Island. He said that his organization fully endorses the projects, and hopes that there will be more similar development. Mr. Spangler agreed completely with Ms. Lord-Hausman's comments about bathtub placement. He explained there were many issues with traffic on Sherman Street that had to be addressed, and there need to be other pedestrian safety guarantees for seniors living in the Del Monte complex. He said that he did not see any bicycle parking made available in the plans.

Ms. Helen Sause, representing the Alameda Home Team, said that that the affordable housing complex addresses a spectrum of incomes that is desperately needed. She said that there are many positives to having senior housing in Alameda, and praised the Housing Authority's maintenance of their other properties. She said that her group urges approval of the project.

Ms. Alison Greene of Plan Alameda commended the City and the developer for their work. She said that her group was more concerned about the increase of cars that would come to the neighborhood as a result of the development. She said she agreed with Mr. Cassidy's comments, and that there was little parking available, and that transit issues needed to be taken into account for future developments in the area. Ms. Greene said that there might need to be another option, including eminent domain, in order to make sure that the Clement Avenue extension is fully completed. She said that she was excited for the project, but said that the draft resolution omits the word "senior", which suggests that it might not be explicitly mandating senior housing. The affordable and market-rate communities should have the same amount of parking per unit. She asked to include a condition of approval that would regulate the heavy equipment that would be parked in the area during construction.

Mr. Jay Ingram, resident, said that approval of the project does not need to be rushed. He said that the design is beautiful, but does not fit the Del Monte neighborhood. He said that much of the view corridor will be gone when the Del Monte building is built, and encouraged it to be preserved as much as possible. He said that he appreciated the money allocated for Jean Sweeney Park, and asked for money to be allocated for Littlejohn Park as well.

Ms. Anne McKereghen, resident, spoke in favor of the project. She said that, as a realtor, she supports affordable housing in Alameda, and said that she was excited that the Housing Authority would manage the project. She said that there are many seniors that could benefit from a housing project like this one.

Ms. Angela Hochabout, said that affordable housing has not been prioritized by the government. There is a shortage of affordable housing in Alameda, and hoped that there are more developments that follow this one. She asked if there would be a service for seniors who live on higher floor to have their laundry done on the ground floor, and agreed with Mr. Spangler's comments on bathtubs. She thanked staff and the developer for their work on the project.

The Board closed public comment.

Mr. Thomas clarified that there would be showers, instead of bathtubs, provided in the units and that the plans would be revised accordingly.

Board Member Burton stated that the design was attractive and expressed his support for the project, and said that the relationship between this development and the main Del Monte building would be a good one. He said that he understood that parking could be an issue on the site, but that senior housing usually requires less parking than other

developments. He asked if there could be a study to lower the amount of parking needed or to add more handicapped spaces as necessary. He said that he liked that there was only one entrance to the lobby area, and said that although he appreciated that the developer and architects make the stairs in the corner an entrance, he wondered if the other side could be used as a better secondary entrance. The overall layout of the site plan is good, but he wanted more detail about the materials that would be used for the building. Board Member Burton said that he liked the colors proposed for the buildings and that they open to the street in an inviting way. He said he did not realize that the second and third floor hallways would be open-air as they could be cold and blustery for much of the year.

Board Member Knox White asked Mr. Thomas why senior housing was left out of the resolution.

Mr. Thomas said that the word "senior" would be included in the resolution.

Board Member Knox White said that the hallways seem like they should be indoor spaces, and added that he would like more clarification on the number of parking spaces for the building. He wanted to know if there was a way to add more ADA spaces at the site. He asked Mr. Thomas about the Clement Avenue extension.

Mr. Thomas clarified that the completion of Clement Avenue has to be done by the time that the 250th housing unit is completed.

Board Member Knox White said that the tentative map looked good.

Board Member Köster thanked staff for their work, and stated that he was on the steering community for Jean Sweeney Park. He said that about \$5 million has been raised for the park. He said that he agreed with some of the neighbors' concerns, and commended the developer for making the affordable housing targeted at seniors. He said that he agreed with many of Board Member Burton's comments about the location of the entrance lobby. Board Member Köster said that the building looked very attractive, and praised the architect for his work. He also stated that he liked the idea of planting grass on unused parking spaces.

Board Member Zuppan asked staff about the number of elevators in the building. She said that she was concerned that there was only one elevator in the building, and said that it might negatively affect seniors living in the upper floors of the building were it to break down.

Ms. Johnson said that the mechanical technologies of elevators have improved, and that there will be a backup generator in case of an electrical failure. However, she added that elevators are designed to stop working in the event of an emergency, so that residents would have to be helped out of the building in any case.

Mr. Duncanson added that the Housing Authority wanted to have open corridors, and that it was more expensive to make the corridors open. Ms. Johnson added that the design of

the building was created in order to protect residents from any storms, but also to protect residents from odors. Mr. Duncanson added that there is a path meant to find a safe place for residents to enter and exit their cars, which is not ADA compliant.

Board Member Zuppan asked for clarification about which doors would be used for emergency exits and which ones would be used for everyday use.

Mr. Duncanson made the clarifications.

Board Member Zuppan said that she would support converting some of the parking spaces into accessible spaces, as well as converting some of the parking to community access points if needed. She said that she appreciated that there are multiple entrances and exits for the building and the balconies in the buildings, but that she disagreed with Board Member Burton's comments about the peaks in the buildings. Board Member Zuppan said she agreed with Board Member Köster about expanding the parking studies to include all of the people who use the amenities in the neighborhood. She said that, if a senior citizen loses his or her driver's license, he or she should not lose their parking space, because they may have caretakers who do drive. She said that she disapproved of the height of the building design, but would not impede approval of the building on these merits alone.

Vice President Alvarez said that the building was tall for the area, but said that there are no other places for the building on the site. She expressed support for the tentative map and the affordable housing plans. She said that she went to a meeting of the Alameda Home Team, and noted that the resident parking lot was full; as such, there may need to be more parking spaces. Vice President Alvarez wanted to know what would happen today with parking, and said she was concerned that the solutions to parking issues that would benefit the neighbors. The Del Monte project may not be the problem, but more creative solutions may be needed to solve these issues. She said she understood the frustration of the neighbors. Vice President Alvarez said that it may be easier to have the elevator on the outside wall and as close to the stairwell as possible in order to disrupt as few residents as possible.

President Henneberry said he agreed with Vice President Alvarez on the tentative map and the need for affordable housing in Alameda. He said that the open hallways diminish the "locked in" feeling of the building and liked the gables on the buildings. He understood that parking is an issue, and that he would support having a weekend parking count, if such a count were feasible.

Board Member Köster said that the variation of gable heights in the building would seem more interesting than the current design.

Mr. Duncanson explained the reasoning between the placement of the trash receptacle and the elevator in the building.

Ms. Johnson reminded the Board that elevators cannot be used in a natural disaster, and that staff members would assist residents in an emergency.

Board Member Knox White motioned to approve the design review, with the conditions to increase ADA parking. He also added a condition of approval to make the building materials available to the Board prior to the issuance of building permits. Board Member Köster seconded the motion.

The motion carried, 6-0.

Board Member Knox White motioned to approve the subdivision map. Board Member Zuppan seconded the motion.

The motion carried, 6-0.

Board Member Knox White motioned to approve the six month review as is. Board Member Burton seconded the motion.

The motion carried, 6-0.

8-A Draft Meeting Minutes-April 13, 2015

Board Member Zuppan motioned to approve the minutes with edits. Board Member Burton seconded the motion.

The motion carried, 6-0.

8-B Draft Meeting Minutes-April 27, 2015

Board Member Zuppan motioned to approve the minutes. Vice President Alvarez seconded the motion.

The motion carried, 6-0.

STAFF COMMUNICATIONS:

9-A Zoning Administrator and Design Review Recent Actions and Decisions.

Mr. Thomas updated the Board on the Zoning Administrator's decisions.

WRITTEN COMMUNICATIONS:

President Henneberry acknowledged a letter from the Alameda Association of Realtors expressing support for the project.

BOARD COMMUNICATIONS: None

ORAL COMMUNICATIONS: None

ADJOURNMENT: 9:48 P.M.
Approved Regular Meeting
Minutes May 26, 2015